Pearl Place 2

184 Pearl Street, Portland, Maine

Maine State Housing Authority

Project # MSHA-RLP-1522

Addendum No. 3 to Contract Documents

August 25, 2011



This Addendum modifies, amends, and supplements designated parts of the Contract Documents, Project Manual, and Drawings for Pearl Place 2 dated August 3rd, 2011 and is hereby made a part thereof by reference and shall be as though inserted in its entirety in the locations specified herein. It shall be the responsibility of the Contractor to notify all Subcontractors and Suppliers he proposes to use for the various parts of the work of any changes or modifications contained in this addendum.



Avesta Pearl Street II, LP





ARCHITECTS

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Addendum No. 3

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PART I Addendum for Civil Drawings

Not Used

PART II Addendum for Structural Drawings

- A. Drawings S1.4 and S1.5: DELETE all notes for "P4" posts
- **B.** Sketch SKS-1 Revision 1 is hereby attached
- C. Sketches SKS-2, SKS-2, SKS-3, SKS-4, and SKS-5 are hereby attached to document relocation of column line B.

PART III Addendum for Architectural Project Manual and Drawings

Project Manual

- A. Delete Table of Contents issued with August 17, 2011 addendum and replace with new Table of Contents issued as part of this addendum no. 3.
- **B.** PART C CONDITIONS OF THE CONTRACT

DELETE : Contractor Standards for Maine Housing-Financed Multi-Family Housing

C. SECTION 012100 – ALLOWANCES.

3.3; ADD paragraph 'B' to read as follows:

"B. Allowance No. 2 – VRAP Cell: Allow 200 cubic yards for storage cell volume. Actual volume will be adjusted per unit price

D. SECTION 014400 – CONSTRUCTION INDOOR AIR QUALITY

2.A.1.a.3; ADD: "Upon installation, seal all permanent ducts and vents to prevent contamination during construction. Remove any seals after all phases of construction are completed."

E. SECTION 023200 – GEOTECHNICAL INVESTIGATIONS

Attachments: ADD: VRAP Plan dated November 2, 2005 and Amended VRAP Plan dated May 16, 2006

F. SECTION 062023 – INTERIOR FINISH CARPENTRY

2.2; Add the following new paragraph:

"C. Cellular PVC Trim: Extruded, expanded PVC with a small-cell microstructure, made from UV- and heat-stabilized, rigid material. Provide Azek, Koma or equal products."

G. SECTION 084413 – GLAZED ALUMINUM CURTAIN WALL

1.3,I.1; Change "0.69" to read "0.29"

H. SECTION 087100 – FINISH HARDWARE

1.05,C: Strike paragraph in its entirety and replace with the following:

"The hardware supplier shall repair, replace, or otherwise remedy in a manner acceptable to the Owner and without additional cost, any defect of materials or workmanship for which he is responsible hereunder."

- 2.10,D, 10; Add the following new subparagraph:
- "a Where indicated in the hardware sets provide Horton electric door opener/closer model 4100 with MC 25 for interface with access control."
- 3.08 Add paragraph 'A' as follows:
 - "A. The hardware supplier shall provide the Owner with training as necessary to address all aspects of the electronic lock system including but not limited to:

Programming Hardware Software Locksets Wireless actuators (cards, fobs, etc.)"

I. SECTION 088000 – GLAZING

2.11,B.4; Change "Air" to read "Argon"

J. SECTION 096516 – RESILIENT SHEET FLOORING

- 2.2: CHANGE paragraph number "2.2' to read "2.3"
- 2.3: CHANGE paragraph number "2.3" to read "2.2"
- 2.5, A: CHANGE "...provide the following:" to read: "...provide the following at elevator cab:"

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ADD new paragraph '2.7' and paragraphs as follows:

2.7 RUBBER TILE AT STAIR LANDINGS (SV-4)

A. Products: Subject to compliance with requirements, provide the following:

1. Johnsonite; Roundel Solid Tile, Bamboo Texture

K. SECTION 096519 – RESILIENT TILE FLOORING

- 2.1, F: Colors and Patterns: CHANGE paragraph to read "Colors and Patterns, Base Bid: twocolor rectilinear design with one accent color unique to each floor and/ or wing. Color selection by Architect shall be from full range of industry colors"
- 2.1: ADD new paragraph '2.7' and paragraphs as follows:

Colors and Patterns: CHANGE paragraph to read "Colors and Patterns, Base Bid: twocolor rectilinear design with one accent color unique to each floor and/ or wing. Color selection by Architect shall be from full range of industry colors"

L. SECTION 101400 – SIGNS

3.4,A: CHANGE Landings Size to "As appropriate to conform with NFPA 101- 7.2.2.5.4 Stairway Marking"

M. SECTION 102800 – TOILET, BATH, & LAUNDRY ACCESSORIES

- 2.3: ADD new paragraph 'H': "Wall Mirror Provide as designated below
 - 2. Secondary (1/2) bathrooms of 3-Bedroom Units
 - a. Product: Stanley Home Décor, model # 20-1200
- 2.3, E, 1: CHANGE "... Products: No. 1340..." to "Primary bathrooms of I-Bedroom Units"
- 2.3, E, 1: ADD the following new subparagraph:
 - a. Product: Bath Unlimited, part no. 1340
- 2.3,E, : ADD the following new subparagraphs:
 - 3. Primary bathrooms of 2 & 3-Bedroom Units
 - a. Product: Kohler, model # K-CB-CLC 3026FS

N. SECTION 122413 – ROLLER SHADES

- 1.1: ADD paragraph B "Roller shades are to be located at all windows with the exception of entry vestibules, stairs, and public corridors. Curtain rods shall be located at all windows within rental units."
- 2.4, A: ADD: "Mounting hardware shall be mechanically attached to walls."

O. SECTION 123200 – MANUFACTURED WOOD CASEWORK

- 2.1, B, 1: CHANGE "Premier Series, Oak" to read: "Extreme Series,
- 2.3, C: CHANGE "1/8" to read "1/4"
- 2.6, C: CHANGE "1/2" to read "11/16"
- 2.6, D: CHANGE "Veneer plywood" to read "1/2 inch thick veneer plywood"
- 2.6, H: CHANGE "1/8" to read "1/4"
- 2.6, K: ADD "with banded front edge" after the word "plywood"
- 2.7,B: CHANGE: "Provide Wilsonart ..." to read: "Provide Nevamar # SL6002T Hybrid Slate, Textured."
- P. SECTION 220000 PLUMBING
 - 2.10.A. REVISE: "The number of collectors shall be twenty-six (26) and the number of solar preheat storage tanks (SPHT) shall be eight (8)."
 - 2.10.A. ADD: "The solar preheat storage tanks (SPHT) shall be Superstor Model SSU119B, or equal."
 - 2.10.C. ADD: "The glycol concentration shall be 50%."
- Q. SECTION 260000 ELECTRICAL
 - 2.18: EMERGENCY GENERATOR Fuel source for generator shall be diesel with 24 hour UL listed double wall belly tank
- **R.** SECTION 312319 DEWATERING
 - CLARIFICATION: The Contractor is responsible for testing, permitting, and pretreatment associated with dewatering activities in compliance with the requirements of the City of Portland Public Services Department Industrial Pretreatment Program and Specification Section 312319.

Drawings

- A. Cover Sheet, Index of Drawings: DELETE Sheet A-204 Interior Elevations
- **B.** Drawing A007, Interior General Note 4: REPLACE "see detail x/xxxx" with the following "Locate coat hooks at the interior side of all bathroom entry doors within apartment units, the entry door to Bathroom 100C, and as otherwise indicated."
- **C.** Drawings A100 A104: "WALL SCHEDULE" REPLACE: Description of window designation 'C66' replace "spray foam" with "rigid".

- **D.** Drawings A101, A302/D2, A302/A6: ADD: hand / guardrails of design and materials matching that indicated at the exterior stair to Lancaster Street from Vestibule 100K shall be provided at the exterior stair at the opposite side of Vestibule 100K leading to the courtyard.
- **E.** Drawings A101 A103: ADD window designation 'C' to single window in Living room of Units 106, 206, & 306.
- **F.** Drawings A102 A104: ADD: furring wall type 'C66 ' at Unit x08 bathroom over CMU wall at adjacent shaft.
- **G.** Drawing A104: ADD: door 408K.1 to the bathroom of Unit 408 in location to match Unit 308 at floor below.
- H. Drawings A200 & A201 Elevation Keynotes # 8: ADD "See Sheet A-511"
- **I.** Drawing A202/C5: ADD window designation 'C' to undesignated windows.
- J. Drawing A510/ C1, D1, E1: ADD the following notations where applicable: Carriages: 1.75" x 7.25" LVL Headers supporting carriages: 3.5" x 9.25" LVL / support ends at CMU using Simpson HU410 w/ Titen screws Landing Joists: 1.5" x 7.25" LSL Landing Ledgers: 1.5" x 7.25" LSL w/ 5/8" x 5 5/8" embed epoxy anchor @ 32" o.c.
- **K.** Drawing A601, "DOOR AND FRAME SCHEDULE", ADD: DOOR 408K.1. This door's parameters shall match door 308M.1
- L. Sketch SKA-1 for Ground floor Plan at Stairs1 & 3: revised wall type is hereby attached
- M. Sketch SKA-2 for wall section detail of Stairs 1 & 3 at Ground Floor is hereby attached
- N. Sketch SKA-3 for interior elevations at bathroom vanities

PART IV Addendum for Mechanical Drawings

A. Drawing M3.1: "Expansion Tank Performance Schedule", ET3 shall be Taco Model CA215, 57 gallon capacity.

PART V Addendum for Electrical Drawings

- A. Drawing E0.1: Feeder sizes in duct bank from the generator to Electric Room shall be $-1\frac{1}{2}$ C $-6\frac{1}{2} + \frac{12}{2}$ GND, $2\frac{1}{2} 4\frac{4}{0} + \frac{14}{4}$ GND.
- **B.** Drawing E0.1: CLARIFICATION: Note to reconnect relocated exterior pole lights to existing circuit, existing circuit is between existing fixtures and shall be field located. Contractor shall provide new conduit, wire and pull boxes if required to rework existing circuit to new pole locations.
- C. Drawing E1.1: ADD: wall mounted motion sensor with manual override in Mech 003, Storage 009, Trash 006
- **D.** Drawing E1.1: CLARIFICATION: Hatched type "G" lighting fixtures denoted with "NL" are on back up emergency power system

END OF ADDENDUM

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PEARL PLACE 2

SECTION 022113 - BOUNDARY AND SURVEY MARKERS

PART 1 – GENERAL

- 1.1 DESCRIPTION OF WORK
 - A. Protect and reset survey monuments at the intersection of Lancaster Street and Pearl Street as shown on the Drawings.
- 1.2 RELATED REFERENCES
 - A. Earth Moving: Section 31 20 00

PART 2 – PRODUCTS

2.1 MATERIALS

A. Survey monument with cover as specified by the City of Portland Technical and Design Standards (available online at http://www.portlandmaine.gov/planning/technicalmanual2010.pdf)

PART 3 – EXECUTION

3.1 INSTALLATION

A. Reset survey monuments in accordance with the City of Portland Technical and Design Standards and Section 623 of the Standard Specifications for Highways and Bridges - Maine Department of Transportation, current edition.

End of Section 022113

SECTION 061600 - SHEATHING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes the following:
 - 1. Wall sheathing.
 - 2. Roof sheathing.
 - 3. Subflooring.
 - 4. Underlayment.
- B. Related Sections include the following:
 - 1. Division 06 Section "Rough Carpentry" for plywood backing panels.

1.3 SUBMITTALS

- A. Product Data: For each type of process and factory-fabricated product. Indicate component materials and dimensions and include construction and application details.
 - 1. Include data for wood-preservative treatment from chemical treatment manufacturer and certification by treating plant that treated plywood complies with requirements. Indicate type of preservative used and net amount of preservative retained.
 - 2. For products receiving a waterborne treatment, include statement that moisture content of treated materials was reduced to levels specified before shipment to Project site.
 - 3. Include copies of warranties from chemical treatment manufacturers for each type of treatment.
 - 4. For building wrap, include data on air-/moisture-infiltration protection based on testing according to referenced standards.
- B. LEED Submittals: Follow submittal requirements of Division 01 Section "Submittal Requirements" and provide product data on the LEED Materials Documentation Cover Sheet attached as an Appendix to Division 01 Section "Sustainable Design and LEED Requirements."

1.4 QUALITY ASSURANCE

A. Fire-Test-Response Characteristics: For assemblies with fire-resistance ratings, provide materials and construction identical to those of assemblies tested for fire resistance per ASTM E 119 by a testing and inspecting agency acceptable to authorities having jurisdiction.

- 1. Fire-Resistance Ratings: Indicated by design designations from UL's "Fire Resistance Directory."
- B. Provide required materials for Integrated Exterior Mockup.

1.5 DELIVERY, STORAGE, AND HANDLING

A. Stack plywood and other panels flat with spacers between each bundle to provide air circulation. Provide for air circulation around stacks and under coverings.

PART 2 - PRODUCTS

2.1 WOOD PANEL PRODUCTS, GENERAL

- A. Meet requirements of LEED for Homes Mid-Rise 2010 Credit MR 2.2 as defined in Division 01 Section "Sustainable Design and LEED Requirements" for this type of material.
- B. Plywood: DOC PS 1.
- C. Oriented Strand Board: DOC PS 2.
- D. Thickness: As needed to comply with requirements specified, but not less than thickness indicated.
- E. Factory mark panels to indicate compliance with applicable standard.

2.2 PRESERVATIVE-TREATED PLYWOOD

- A. Preservative Treatment by Pressure Process: AWPA C9.
 - 1. Preservative Chemicals: Acceptable to authorities having jurisdiction and containing no arsenic or chromium.
- B. Mark plywood with appropriate classification marking of an inspection agency acceptable to authorities having jurisdiction.
- C. Application: Treat items indicated on Drawings.

2.3 WALL SHEATHING

- A. Plywood Wall Sheathing: Exposure 1, Structural I (CDX) sheathing.
 - 1. Span Rating: Not less than 24/0 or 32/16.
 - 2. Nominal Thickness: As indicated on the drawings.
- B. Gypsum Wall Sheathing: Contractor has the option of using any of the following products:

- 1. Glass-Mat Gypsum Wall Sheathing: ASTM C 1177/1177M.
 - a. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
 - 1) GlasRoc Sheathing; CertainTeed (BPB America, Inc.)
 - 2) Dens-Glass Gold; Georgia-Pacific Corporation.
 - 3) E2XP Extended Exposure Sheathing; Gold Bond.
 - 4) Securock Sheathing; United States Gypsum Co.
 - b. Type and Thickness: Type X, 5/8 inch thick.
 - c. Size: 48 by 96 inches minimum.
- 2. Cellulose Fiber-Reinforced Gypsum Wall Sheathing: ASTM C 1278/C 1278M, gypsum sheathing.
 - a. Product: Subject to compliance with requirements, provide "Fiberock Sheathing with Aqua-Tough" by United States Gypsum Co.
 - b. Type and Thickness: Type X, 5/8 inch thick.
 - c. Size: 48 by 96 inches minimum.

2.4 ROOF SHEATHING

- A. Oriented-Strand-Board Roof Sheathing: Exposure 1, Structural I sheathing.
 - 1. Span Rating: Not less than 24/0 or 32/16.
 - 2. Nominal Thickness: As indicated on the drawings.
 - 3. Product: AdvanTech by Huber Engineered Woods.

2.5 SUBFLOORING AND UNDERLAYMENT

- A. Plywood Subflooring: Exposure 1, Structural I (CDX) single-floor panels or sheathing.
 - 1. Span Rating: Not less than 24 o.c. or 32/16.
 - 2. Edge Detail: Tongue and groove.
 - 3. Nominal Thickness: As indicated on the drawings.
- B. Underlayment, General: Provide underlayment in nominal thicknesses indicated or, if not indicated, not less than 1/4 inch over smooth subfloors and not less than 3/8 inch over board or uneven subfloors.
- C. Plywood Underlayment for Resilient Flooring: DOC PS 1, 3-ply Canadian poplar plywood with fully sanded face.
 - 1. Nominal Thickness: 1/4 inch.
 - 2. Product: Multiply Underlayment by Multiply Plywood.
- D. Plywood Underlayment for Carpet: DOC PS 1, Exterior, C-C Plugged, not less than 1/4-inch nominal thickness.

2.6 FASTENERS

- A. General: Provide fasteners of size and type indicated that comply with requirements specified in this Article for material and manufacture.
 - 1. For roof and wall sheathing, provide fasteners with hot-dip zinc coating complying with ASTM A 153/A 153M.
- B. Nails, Brads, and Staples: ASTM F 1667.
- C. Power-Driven Fasteners: NES NER-272.
- D. Wood Screws: ASME B18.6.1.
- E. Screws for Fastening Wood Structural Panels to Wood Framing: ASTM C 954, except with wafer heads and reamer wings, length as recommended by screw manufacturer for material being fastened.
 - 1. For wall and roof sheathing panels, provide screws with organic-polymer or other corrosion-protective coating having a salt-spray resistance of more than 800 hours according to ASTM B 117.
- F. Screws for Fastening Gypsum Sheathing to Wood Framing: Steel drill screws, in length recommended by sheathing manufacturer for thickness of sheathing board to be attached, with organic-polymer or other corrosion-protective coating having a salt-spray resistance of more than 800 hours according to ASTM B 117.

2.7 SHEATHING JOINT-AND-PENETRATION TREATMENT MATERIALS

- A. General: If required by the selected Air Barrier manufacturer, provide the following joint sealant:
- B. Sealant for Glass-Mat Gypsum Sheathing Board: Elastomeric, medium-modulus, neutralcuring silicone joint sealant compatible with joint substrates formed by gypsum sheathing and other materials, recommended by sheathing manufacturer for application indicated, and complying with requirements for elastomeric sealants specified in Division 07 Section "Joint Sealants."
 - 1. Available Product: 895 Silicone building Sealant by Pecora Corporation.
- C. Sheathing Tape for Glass-Mat Gypsum Sheathing Board: Self-adhering glass-fiber tape, minimum 2 inches wide, 10 by 10 or 10 by 20 threads/inch, of type recommended by sheathing and tape manufacturers for use with silicone emulsion sealant in sealing joints in glass-mat gypsum sheathing board and with a history of successful in-service use.

2.8 MISCELLANEOUS MATERIALS

A. Adhesives for Field Gluing Panels to Framing: Formulation that is approved for use with type of construction panel indicated by manufacturers of both adhesives and panels.

1. Use adhesives that have a VOC content of 50 g/L or less when calculated according to 40 CFR 59, Subpart D (EPA Method 24).

PART 3 - EXECUTION

3.1 INSTALLATION, GENERAL

- A. Do not use materials with defects that impair quality of sheathing or pieces that are too small to use with minimum number of joints or optimum joint arrangement.
- B. Cut panels at penetrations, edges, and other obstructions of work; fit tightly against abutting construction, unless otherwise indicated.
- C. Securely attach to substrate by fastening as indicated, complying with the following:
 - 1. NES NER-272 for power-driven fasteners.
 - 2. Table 2304.9.1, "Fastening Schedule," in ICC's "International Building Code."
- D. Use common wire nails, unless otherwise indicated. Select fasteners of size that will not fully penetrate members where opposite side will be exposed to view or will receive finish materials. Make tight connections. Install fasteners without splitting wood.
- E. Coordinate wall and roof sheathing installation with flashing and joint-sealant installation so these materials are installed in sequence and manner that prevent exterior moisture from passing through completed assembly.
- F. Do not bridge building expansion joints; cut and space edges of panels to match spacing of structural support elements.
- G. Coordinate sheathing installation with installation of materials installed over sheathing so sheathing is not exposed to precipitation or left exposed at end of the workday when rain is forecast.

3.2 WOOD STRUCTURAL PANEL INSTALLATION

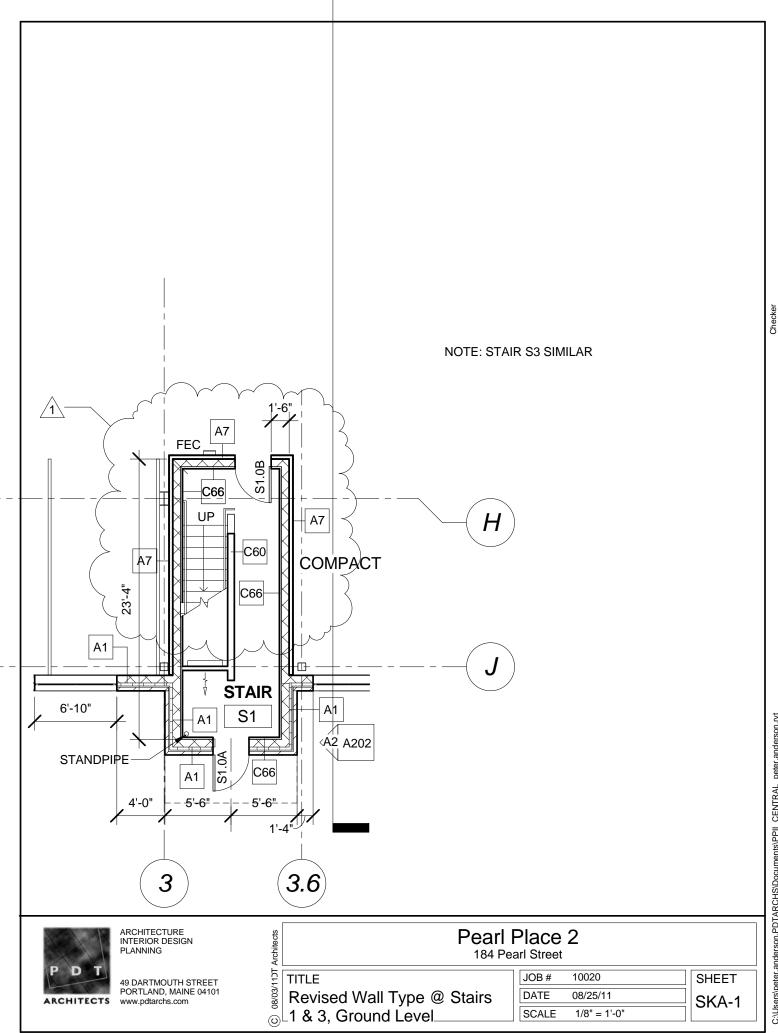
- A. General: Comply with applicable recommendations in APA Form No. E30S, "Engineered Wood Construction Guide," for types of structural-use panels and applications indicated.
- B. Fastening Methods: Fasten panels as indicated below:
 - 1. Subflooring:
 - a. Glue and nail to wood framing.
 - b. Space panels 1/8 inch apart at edges and ends.
 - 2. Wall Sheathing:
 - a. Nail to wood framing.
 - b. Space panels 1/8 inch apart at edges and ends.

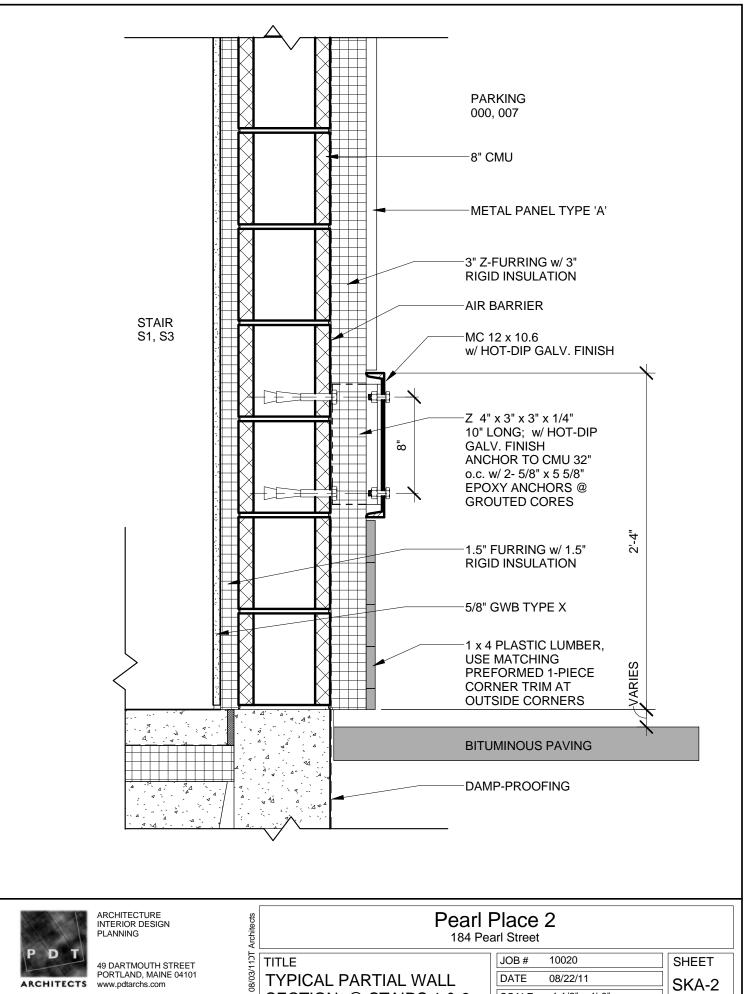
- 3. Roof Sheathing:
 - a. Glue and nail to wood framing.
 - b. Space panels 1/8 inch apart at edges and ends.
- 4. Underlayment: Install in accordance with manufacturer's recommendations.
 - a. Nail to subflooring, 2 inches on center along edges and 4 inches on center in the field.
 - b. Butt panels together at edges and ends.
 - c. Leave 1/4 to 1/2inch gap at walls.
 - d. Fill and sand edge joints of underlayment receiving resilient flooring right before installing flooring.

3.3 GYPSUM SHEATHING INSTALLATION

- A. Comply with GA-253 and with manufacturer's written instructions.
 - 1. Fasten gypsum sheathing to wood framing with screws.
 - 2. Install boards with a 3/8-inch gap where non-load-bearing construction abuts structural elements.
 - 3. Install boards with a 1/4-inch gap where they abut masonry or similar materials that might retain moisture, to prevent wicking.
- B. Apply fasteners so heads bear tightly against face of sheathing boards but do not cut into facing.
- C. Horizontal Installation: Install sheathing with V-grooved edge down and tongue edge up. Interlock tongue with groove to bring long edges in contact with edges of adjacent boards without forcing. Abut ends of boards over centers of studs, and stagger end joints of adjacent boards not less than one stud spacing. Attach boards at perimeter and within field of board to each steel stud.
 - 1. Space fasteners approximately 8 inches o.c. and set back a minimum of 3/8 inch from edges and ends of boards.
 - 2. For sheathing under stucco cladding, boards may be initially tacked in place with screws if overlying self-furring metal lath is screw-attached through sheathing to studs immediately after sheathing is installed.
- D. Seal sheathing joints according to sheathing manufacturer's written instructions.

END OF SECTION 061600





SECTION @ STAIRS 1 & 3.

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SCALE

1 1/2" = 1'-0"

ARCHITECTS

